

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 8-U-06-RZ **Related File Number:** 8-F-06-SP
Application Filed: 7/12/2006 **Date of Revision:**
Applicant: CRESTON GROUP
Owner:

PROPERTY INFORMATION

General Location: Northwest side Hardin Valley Rd., northwest of Thompson Rd.
Other Parcel Info.:
Tax ID Number: 104 006 **Jurisdiction:** County
Size of Tract: 16.3 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential **Density:** 5 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10513 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) & TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) & TO (Technology Overlay)
Previous Requests: Property was zoned BP in 1980's
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) /TO (Technology Overlay) zoning. APPROVE a density of up to 5 dwellings per acre.

Staff Recomm. (Full): The subject property is located within the Tennessee Technology Corridor, and this proposal represents a significant change to the Corridor Plan. The applicant has submitted this rezoning to the TTCDA (file # 06.033.0). Prior to approval of the rezoning by County Commission, the applicant has to receive approval from TTCDA. The property adjacent to the subject property was rezoned to RA (Low Density Residential) in 1998 (file # 4-R-98-RZ). This request is an extension of the residential uses from the east and south. The applicant is proposing to construct attached dwelling units at 5 du/ac. Locating higher density residential uses between business park uses to the west and lower density residential uses to the east will serve as a transition between these two seemingly incompatible uses. The property also has limited visibility from Hardin Valley Rd. (approximately 58') making it less appealing for commercial and business park uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR/TO zoning is requested to allow higher density attached residential uses on this site. The proposal is appropriate because of the site's location between low density residential uses and business park uses.
2. PR/TO zoning is compatible with the scale and intensity of the land uses to the south and east of the subject property and zoning patterns.
3. Residential zoning is appropriate on this parcel which has limited visibility onto Hardin Valley Road, making it less appropriate for commercial and business park uses. The site, however, does adjoin property in the Pellissippi Corporate Center, which was developed under BP zoning.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. The requested 5 du/ac development would allow up to 81 units on this site and would generate up to 815 vehicle trips per day and add approximately 20 school aged children to the area school system.
3. The proposal for PR zoning is compatible with nearby zoning, and the impact on adjacent properties will be minimized during the use on review/final plat process.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS
1. With the recommended amendment to the Northwest County Sector Plan, the rezoning request is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within the Technology Overlay, a Certificate of Appropriateness from the TTCDA will also be required for this rezoning proposal. TTCDA will consider this proposal at their meeting on August 7, 2006.
4. Approval of this request may lead to future sector plan and rezoning requests for residential uses in the immediate area, especially to the east of this site.

MPC Action: Approved MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) /TO (Technology Overlay) at a density up to 5 dwelling units per acre

Date of MPC Approval: 8/10/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/25/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: